

Message Text

UNCLASSIFIED

PAGE 01 TOKYO 16508 130827Z
ACTION EA-12

INFO OCT-01 ISO-00 EB-08 /021 W
-----102958 130828Z /23
P 130822Z SEP 78
FM AMEMBASSY TOKYO
TO USDOC WASHDC PRIORITY
INFO SECSTATE WASHDC 1166

UNCLAS TOKYO 16508

FOR OIM/GARNITZ/MOORHOUSE/CHAPMAN

EO 11652: NA
TAGS: BEXP, JA
SUBJECT: LEASE AGREEMENT FOR NEW TC FACILITY

DTCD AND MIPRO FINALLY REACHED TENTATIVE AGREEMENT ON THE TERMS TO BE INCLUDED IN THE LEASE COVERING THE NEW TRADE CENTER FACILITY. ESSENTIALLY, IT INCLUDES ALL OF THE TERMS AND CONDITIONS CONTAINED IN THE MEMORANDUM OF AGREEMENT SIGNED BY GARNITZ AND ISOZAKI ON MAY 23 PLUS THE FOLLOWING SALIENT POINTS:

1. SEMI-ANNUAL RENT PAYMENTS ARE TO BE MADE IN US DOLLARS, NOT JAPANESE YEN.
2. A DOLLAR/YEN EXCHANGE RATE OF 1:240 WAS USED IN CALCULATING THE APPLICABLE RENTAL PAYMENTS.
3. NOTWITHSTANDING THE FACT THAT VIRTUALLY ALL JAPANESE COMMERCIAL LEASES CONTAIN A CLAUSE WHICH REQUESTS THE LESSEE TO RESTORE PREMISES TO THE CONDITION EXISTING AT THE TIME OF TAKING OCCUPANCY, THIS LEASE DELETES THAT REQUIREMENT SO THAT, UPON VACATING, USDOC MAY, AT ITS OPTION, RESTORE OR ABANDON WITHOUT PENALTY.

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EMBASSY HAS BEEN ASKED TO PREPARE THE LEASE IN ACCORDANCE WITH DTCD'S TENTATIVE AGREEMENT, AFTER WHICH IT WILL BE FORWARDED TO GARNITZ/OIM/ITA FOR APPROVAL AND AUTHORIZATION TO EXECUTE. TO EXPEDITE MATTERS, WE ARE TODAY AIRMAILING A PHOTOCOPY OF THE LEASE DRAFT FOR YOUR EXAMINATION. IF THIS DRAFT WILL SUFFICE FOR USDOC TO AUTHORIZE EMBASSY TO EXECUTE LEASE, PLEASE SO ADVISE; OTHERWISE LOOK FOR COPY OF

ACTUAL LEASE WITHIN TWO WEEKS AND INSTRUCT REGARDING
SIGNING OR EXCEPTIONS. MANSFIELD

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NNN

Message Attributes

Automatic Decaptioning: X
Capture Date: 01 jan 1994
Channel Indicators: n/a
Current Classification: UNCLASSIFIED
Concepts: n/a
Control Number: n/a
Copy: SINGLE
Draft Date: 13 sep 1978
Decaption Date: 01 jan 1960
Decaption Note:
Disposition Action: n/a
Disposition Approved on Date:
Disposition Case Number: n/a
Disposition Comment:
Disposition Date: 01 jan 1960
Disposition Event:
Disposition History: n/a
Disposition Reason:
Disposition Remarks:
Document Number: 1978TOKYO16508
Document Source: CORE
Document Unique ID: 00
Drafter: n/a
Enclosure: n/a
Executive Order: N/A
Errors: N/A
Expiration:
Film Number: D780371-1226
Format: TEL
From: TOKYO
Handling Restrictions: n/a
Image Path:
ISecure: 1
Legacy Key: link1978/newtext/t19780969/aaaacfet.tel
Line Count: 64
Litigation Code IDs:
Litigation Codes:
Litigation History:
Locator: TEXT ON-LINE, ON MICROFILM
Message ID: 467bb350-c288-dd11-92da-001cc4696bcc
Office: ACTION EA
Original Classification: UNCLASSIFIED
Original Handling Restrictions: n/a
Original Previous Classification: n/a
Original Previous Handling Restrictions: n/a
Page Count: 2
Previous Channel Indicators: n/a
Previous Classification: n/a
Previous Handling Restrictions: n/a
Reference: n/a
Retention: 0
Review Action: RELEASED, APPROVED
Review Content Flags:
Review Date: 29 mar 2005
Review Event:
Review Exemptions: n/a
Review Media Identifier:
Review Release Date: N/A
Review Release Event: n/a
Review Transfer Date:
Review Withdrawn Fields: n/a
SAS ID: 1441705
Secure: OPEN
Status: NATIVE
Subject: LEASE AGREEMENT FOR NEW TC FACILITY DTCD AND MIPRO FINALLY REACHED TENTATIVE AGREEMENT ON THE TERMS TO BE INCLUDED IN THE LEASE COVERING THE NEW
TAGS: BEXP, JA
To: COM
Type: TE
vdkgvkey: odbc://SAS/SAS.dbo.SAS_Docs/467bb350-c288-dd11-92da-001cc4696bcc
Review Markings:
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